

**APPROVED MINUTES
YORK COUNTY PLANNING COMMISSION**

Regular Meeting
York Hall, 301 Main Street
April 9, 2003

MEMBERS

Michael H. Hendricks
Ann F. White
Andrew A. Simasek
Alexander T. Hamilton
Robert D. Heavner
Nicholas F. Barba
Alfred E. Ptaszniak, Jr.

CALL TO ORDER

Chair Michael Hendricks called the regular meeting of the York County Planning Commission to order at 7:00 PM. The roll was called and all members were present with the exception of Mr. Ptaszniak. Staff members present were James E. Barnett, Jr., J. Mark Carter, Timothy C. Cross, Maggie Hedberg, and Amy Parker.

APPROVAL OF MINUTES

Ms. White moved to adopt the minutes for the regular of meeting March 12, 2003. Mr. Heavner requested a correction to the second sentence on page five of the minutes, to read as follows:

Mr. Heavner did not believe that rezoning to GB would encourage the highest and best use for the properties and *did not agree that rezoning the properties would automatically bring sewer to those properties.*

The corrected minutes were adopted unanimously.

REMARKS BY THE CHAIR

Chair Hendricks remarked that the Code of Virginia requires local governments to have a Planning Commission, the purpose of which is to advise the Board of Supervisors on land use and planning issues affecting the County. The responsibility is exercised through recommendations conveyed by resolutions or other official means and all are matters of public record. He indicated that the Commission is comprised of citizen volunteers, appointed by the Board, representing each voting district and two at-large members.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING

Application No. SW-3-03, Falcon Crest Homeowners' Association: A request, pursuant to Section 20.5-92(c)(6) of the York County Subdivision Ordinance, to waive the requirement for a street interconnection as part of a subdivision plan for Edgehill, Section 4.

Mr. Tim Cross summarized the staff report to the Commission dated March 28, 2003, in which the staff recommended denial of a waiver by the adoption of proposed Resolution PC03-10. He added that draft Resolution PC03-11(R) was included for the Commission's consideration should it recommend approval.

Hearing no questions, Chair Michael Hendricks opened the public hearing.

Mr. Matt Needy, 105 Runaway Lane, represented the Falcon Crest Homeowners' Association. He noted that 21 Falcon Crest residents and 21 Edgehill residents, or 42 of 64 total residents that were petitioned, had signed petitions requesting the waiver. The waiver is requested to prevent the establishment of a thoroughfare between Edgehill and Falcon Crest, he said, but not to limit the development of property or prevent access of emergency vehicles. The staff proposal decreases overall safety within the community, Mr. Needy said, adding that the traffic flow numbers were based on a 1996 traffic study that he believed preceded the full development of Falcon Crest and did not consider the proposed cut-through street. He said street parking is permitted on Runaway Lane, which is considerably narrowed when a car is parked on each side of the street. He thinks Siege Lane, where on-street parking is not permitted, would be more capable of accommodating increased traffic and allow better visibility than either Runaway Lane or Edgehill Lane, neither of which has a divided line. Mr. Needy stated that the cul-de-sacs on Runaway Lane and Edgehill Lane are capable of accommodating large service vehicles or a full-size school bus. He did not think traffic flow problems exist at the present time. He proposed approval of the request for a waiver because Falcon Crest is densely populated, social activity between the houses is frequent, and all of the represented residents of Falcon Crest and Edgehill are opposed to the planned interconnection.

Mr. David Bowles, 118 Runaway Lane, believed the increased traffic with the cut-through street would be at least double the staff estimate. He noted that Edgehill Lane is narrower and more densely populated than Siege Lane, and Edgehill Lane permits on-street parking. Mr. Bowles suggested that any justification to relieve traffic flow on Siege Lane should more fully address impact on Edgehill Lane and not just Runaway Lane. He disagreed with the staff's estimate of Runaway Lane to be 38 ft. wide; Mr. Bowles said his measurement of Runaway Lane showed it to be 34 ft. wide. He said there were safety risks to allowing the cut-through because of the number of children in the neighborhood.

Ms. Janis Westrick, 102 Runaway Lane, was opposed to the cut-through because of a possible safety risk. She believed the traffic study cited by staff was outdated, and increased traffic flow would put the children at risk.

Mr. William Accolla, 119 Runaway Lane, supported the statements made by the previous speakers on behalf of the children's safety. He said the children in the neighborhood are accustomed to playing in the streets and vehicles would intentionally bypass normal traffic patterns in favor of the cut-through.

Ms. Sue Miller, 109 Runaway Lane, was also opposed to the cut-through because of concerns for children's safety. The additional traffic from Edgehill Lane to Runaway Lane would be a definite risk, in her opinion. Ms. Miller suggested as an alternative that a bike path wide enough to accommodate emergency vehicles be constructed in lieu of the proposed road extension.

Mr. George Szatkowski, 210 Edgehill Lane, said he and his wife were surprised to learn the County would consider building the interconnection and destroying their peace of mind. They enjoy living in a community where children can safely ride their bikes and play. In addition to his paramount concern expressed for the children's safety, Mr. Szatkowski also feared reduced property values and exacerbating Edgehill drainage problems. He showed a photograph of his back yard, which, he said, had standing water for many months.

Ms. Jane Dealy, 211 Edgehill Lane, also expressed her worries about children from three different schools walking to and from a bus stop if the interconnecting street is built. She also mentioned vandalism as a concern.

Ms. Lorelei Szatkowski, 210 Edgehill Lane, said she is professionally a safety and security engineer at Newport News Shipbuilding and had concerns about the safety of the citizens in Falcon Crest and Edgehill if there are increases in traffic. She said she was willing to compromise, giving precedence to emergency access roads, but thought the existing cul-de-sac on Edgehill Lane to be adequate for service vehicles. She pointed out that homeowners in both neighborhoods are overwhelmingly supporting the request for a waiver.

Mr. Keith Beasley, 112 Runaway Lane, said he and his neighbors in both subdivisions would support approval of proposed Resolution PC03-11(R) which would permit the construction of a combined emergency access and multi-use bicycle/pedestrian trail, similar in design and construction to that which exists between the turnaround at the end of Potomac Run and Brentmeade Drive (Route 1717).

There were no others to speak, and Chair Hendricks closed the public hearing

Ms. White asked about the bus stops and was told there is a public school bus stop on Edgehill Lane and a turnaround in the cul-de-sac at the end of Runaway Lane that is used by a full-size, private-school bus.

Mr. Barba noted that the Edgehill subdivision has a longstanding and continuing drainage problem and asked if the tapering of Edgehill Lane would have any impact on that situation. Mr. Cross said the planned transitional taper would include curb and gutter and should have no adverse impact on any existing drainage conditions.

Mr. Heavner encouraged homebuyers to always read their title policies. The title policy for the properties affected would have disclosed the plan for the interconnecting street, he said. He noted that parking on Runaway Lane is already tight. He expressed surprise that the developer was not in attendance to answer questions.

Mr. Hendricks said, as President of Coventry Homeowners Association in 1996 when that community fought an interconnection and lost, he could attest that their fears were not realized. He said some of the three interconnections that have been or are being constructed have turned out to be convenient and valuable in offering multiple means of getting around the neighborhood. Mr. Hendricks added that he

could support a waiver with emergency egress, only because there would still be several ways of getting around the neighborhood.

Mr. Simasek said that the Comprehensive Plan should not be disregarded without cogent, viable arguments. He pointed out there is already one interconnecting street. He thought cars parked on Runaway Lane give weight to the argument for the waiver. He was unconvinced that the interconnection as proposed would be beneficial, and said he could support the waiver.

Ms. White stated that she had some reservations about overruling the Comprehensive Plan but saluted the community spirit of those who spoke. She moved to approve Resolution PC03-11(R).

PC03-11(R)

On motion of Ms. White, which carried 6:0 (Mr. Ptasznik absent), the following resolution was adopted:

A RESOLUTION TO APPROVE A REQUEST TO WAIVE THE SUBDIVISION
ORDINANCE REQUIREMENT FOR A STREET INTERCONNECTION BETWEEN
THE EDGEHILL AND FALCON CREST SUBDIVISIONS

WHEREAS, the Falcon Crest Homeowners Association has requested a waiver, pursuant to Section 20.5-92(c) of the York County Subdivision Ordinance, to waive the requirement to interconnect Edgehill Lane (Route 1213) in the Edgehill subdivision with Runaway Lane (Route 1175) in the Falcon Crest subdivision; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of April, 2003, that the Commission finds that there is a demonstrable safety deficiency that would allow the interconnection of Edgehill Lane (Route 1213) and Runaway Lane (Route 1175) to be waived.

BE IT FURTHER RESOLVED by the Planning Commission that the requirement for a street interconnection between Edgehill Lane (Route 1213) in the Edgehill subdivision with Runaway Lane (Route 1175) in the Falcon Crest subdivision be, and it is hereby, waived.

BE IT STILL FURTHER RESOLVED that the following condition shall apply to this action:

A combined emergency access and multi-use bicycle/pedestrian trail, similar in design and construction to that which exists between the turnaround at the end of Potomac Run and Brentmeade Drive (Route 1717), shall be constructed between Edgehill Lane and Runaway Lane.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

STAFF REPORTS

Mr. Carter reported that the Board of Supervisors would conduct a public hearing on proposed Yorktown design guidelines May 6.

Mr. Carter announced the Planning web site has new features that allow individuals to subscribe to the Planning Commission agenda, download the staff reports, and email comments and questions directly to the planner handling a particular application.

COMMITTEE REPORTS

Mr. Barba announced he was appointed to represent the Planning Commission on the County's Beautification Committee whose top priority, as directed by the Board of Supervisors, is the beautification of Route 17.

Ms. White noted that the Senior Housing study committee has met twice and will have at least one more meeting before adopting a proposed Zoning Ordinance amendment for consideration by the Commission. She said the next meeting would consist primarily of a field trip to Patriots Colony in Williamsburg.

Mr. Carter reported on the last meeting of the Regional Issues Committee, when all three participating jurisdictions agreed to work together on the forthcoming celebrations in observance of the forthcoming 400th anniversary of the Jamestown settlement.

COMMISSION REPORTS AND REQUESTS

Mr. Hendricks announced that the Board of Supervisors has invited interested Commissioners to join them on an exchange visit to Zweibrucken, Germany, during the first week of August 2003, and told any interested members to inform Ms. Ann Smith, Director of Community Services, of their interest no later than April 21.

Mr. Hendricks mentioned the joint Planning Commission meeting that was proposed by James City County and the City of Williamsburg. Mr. Hendricks asked the staff to pursue arrangements for such a meeting to take place after July.

FUTURE BUSINESS

Mr. Carter said he anticipates an application for a Zoning Ordinance amendment on senior housing for public hearing by the Commission in May.

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ADJOURN

Chair Hendricks called adjournment at 8:37 PM.

SUBMITTED: _____/s/_____
Phyllis P. Liscum, Secretary

APPROVED: _____/s/_____
Michael H. Hendricks, Chair

DATE: May 14, 2003